

**Horam Parish Council
The Horam Centre
3 Bank Buildings
Horam
TN21 0EH
01435 812151**

JACKIE COTTRELL

Jackie Cottrell –Clerk

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Minutes of Horam Parish Council's Planning and Highways Committee Held in the Horam Centre on WEDNESDAY 9th SEPTEMBER 2026 AT 6.45 PM until 7.22 PM

In Attendance: Councillors Graham Knight, Virginia Roberts, Ann Sadler, Sue Lane, Daniel Johnston and David Marlow (non-voting member)

Also in Attendance: 1 member of the public
The Clerk

PUBLIC SESSION - NONE

681/09/26 APOLOGIES FOR ABSENCE
Cllr A Billings – Personal Reasons

682/09/26 DECLARATIONS OF INTEREST
Cllr Sadler – Personal Interest – WD/2026/1601/F Two Oaks, Chiddingly Road, Horam.

683/09/26 MINUTES

RESOLVED the minutes of the meeting of 12th August 2026.

684/09/26 PLANNING APPLICATIONS FROM WEALDEN DISTRICT COUNCIL

WD/2026/1708/PO

TREGANTLE, HANGING BIRCH LANE, WALDRON, TN21 0BH - Discharge of section 106 agreement dated 8th December 1992 attached to planning permission WD/1990/4044/F (proposed detached garage) to allow a change the use of the garage from storage and garage space to habitable living space. to include kitchen/diner, bedroom and bathroom and living space.

Horam Parish Council has no objection to the discharge of the Section 106 Agreement to allow for living accommodation on the proviso there is a legal agreement restricting the use to an annex which is tied to the main house. Details of any additional works for the conversion should also be provided in a future planning application.

It was noted that it was not clear on the application whether the applicants wanted a free-standing house as opposed to an annex.

WD/2026/1601/F

TWO OAKS, CHIDDINGLY ROAD, HORAM, TN21 0JJ - Demolition of existing bungalow and erection of a replacement bungalow

For the reasons outlined below, HPC strongly recommends that Wealden District Council refuse planning permission for this application.

In the Design and Access Statement, the applicant refers to the approval of outline planning permission for 24 dwellings on the land immediately to the south under application WD/2020/0950/MAO. However, it is important to note that the original proposal was for 25 dwellings and included a dwelling within the area that is now the subject of this application. That plot was subsequently removed from the scheme following concerns regarding its relationship with the retained trees.

In relation to the original 25-dwelling proposal, Wealden's Tree Officer, David Massheder, stated:

"Given their quality categories and high visual amenity, it would be advisable to exclude development from this part of the site entirely to ensure their longer-term safe retention."

Following the removal of the northern most plot, he further commented:

"The removal of the proposed plot at the far north of the site is very welcome as this part of the site has a very constrained relationship with retained trees and in my opinion does not lend itself to any new development."

These comments are highly significant and remain directly relevant to the current application. The Tree Officer's view was not simply that the dwelling should be redesigned, but that this part of the site was unsuitable for development due to its constrained relationship with the retained trees. Those concerns remain highly relevant.

The current proposal seeks to reintroduce development in the same location and, in doing so, would position the replacement dwelling even closer to the retained tree and its Root Protection Area than the earlier scheme

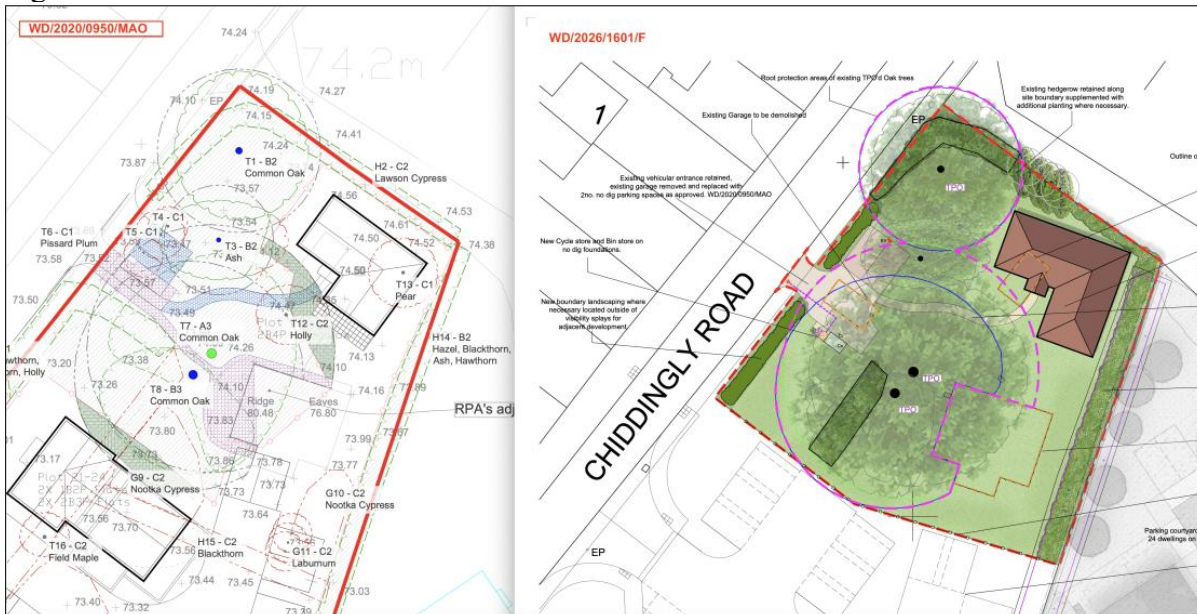
The existing bungalow has a footprint of 75.99m², whereas the proposed replacement dwelling is 91.90m². Furthermore, the level of residential occupation in the 2020 scheme was for a two-bedroom dwelling intended for four occupants. This application is for a three-bedroom dwelling accommodating up to five occupants.

By increasing both the scale of development and its proximity to the retained tree, the proposal creates an unsatisfactory spatial relationship between the dwelling and this important landscape feature. This is likely to result in future pressure for pruning, crown reduction, or other management works due to issues such as shading, perceived over-dominance, leaf fall, and concerns regarding safety. Such pressures could significantly diminish the tree's contribution to the site and undermine its long-term retention. This would be contrary to the principles of sustainable development, recognised arboricultural best practice, and Wealden District Council's saved Policy EN12.

The Arboricultural Impact Assessment states that no site compound, materials, equipment, debris, or potentially contaminating substances, including concrete, fuel, oils and chemical toilets, will be stored within the RPAs of retained trees. However, given that the RPAs extend across most of the site, it is unclear how these requirements can realistically be achieved in practice during the construction period. Additionally, where will contractors park as there are only two off-road parking spaces.

The concerns previously identified by the Tree Officer are still relevant and should continue to carry substantial weight in the determination of this application.

If Wealden District Council is minded to permit development on this site, it should require a smaller bungalow located further away from the Root Protection Area to safeguard the long-term health, amenity value and retention of the retained tree.



685/09/26 PLANNING APPLICATIONS FROM WEALDEN DISTRICT COUNCIL FOR NOTING - HORAM PC NOT CONSULTEES

WD/2026/7053/AD

FOLLY OAST, MARLE GREEN, HORAM, TN21 9HN – Polytunnel and hard surface for track.

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/7053/AD>

Target decision date: 8 September

Noted.

686/09/26 PLANNING APPEALS - None

687/09/26 PLANNING APPLICATIONS CONSIDERED BY THE WDC MAJORS PLANNING COMMITTEE FOR NOTING

None.

686/09/26 TPO APPLICATIONS

For noting – Horam PC were not consultees

WOODLEY, LITTLE LONDON ROAD, HORAM, TN21 0BL

T1 is the largest oak tree at Woodley, it close to the boundary of Woodville the crown is overhanging the boundary and interfering with the house roof. I would like permission to reduce the crown all over by 4 meters. Cuts would make good secondary growth points as per good pruning practice in accordance with BS3998. The reason for this work is to provide sufficient clearance to property and keep the tree in a balanced form.

Noted.

687/09/26 TO CONSIDER THE WDC RESPONSE TO THE HPC LETTER OF COMPLAINT REGARDING THE PLANNING MAJORS COMMITTEE MEETING HELD ON 23RD JULY 2026 – TWO OAKS APPLICATION

Members noted the response received from WDC.

It was **AGREED** to respond to WDC thanking Stacey Robins for taking the time to reply to HPC and that the Planning Committee have noted his comments. Also that they have noted the provisions of the Planning and Compulsory Purchase Act in terms of the presumption that it is in favour of the Development Plan.

688/09/26 TO CONSIDER THE WDC UPDATE REGARDING THE WEALDEN LOCAL PLAN – SUBMISISON DRAFT (Regulation 19)

It was **AGREED** that several drop-ins at the Horam Centre would be arranged by the council for the benefit of residents. The Clerk to add information to the website as a news item.

689/09/26 TO NOTE THE CHANGES TO THE NPPF

Members noted that there were new National Development Management Policies, WDC Ward Members were no longer able to “call in” applications along with other WDC process changes. Members would consider any training offered by the council’s governing bodies.

690/09/26 NOTICE OF WORKS UPDATES

Members noted that the improvements to the footpath leading to the crematorium from Chiddingfold Road were imminently due to take place.

691/09/26 PLANNING APPLICATIONS APPROVED BY WEALDEN DISTRICT COUNCIL – None

692/09/26 PLANNING APPLICATIONS REFUSED OR WITHDRAWN BY WEALDEN DISTRICT COUNCIL

WD/2026/1317/F - Erection of winery building extension with covered terrace and accessibility ramp hidden spring vineyard, Vines Cross Road, Horam, TN21 0HG – **Withdrawn**

Noted.

DATE OF NEXT MEETING

Signed

Chairman

Planning & Highways – Wednesday 30th September at 7.30 pm

Planning & Highways at 6.45pm - Wednesday 14th October at 6.45 pm

Full Council - Wednesday 14th October at 7.30pm

TO: MEMBERS OF THE PLANNING COMMITTEE: Councillors Billings, Knight, Roberts, Sadler, Lane, Johnston and David Marlow (non-voting member)

REMAINING MEMBERS OF THE COUNCIL (for information): Councillors Brockhurst, Howells, Webb, Poole and Trott

DISTRICT WARD MEMBERS: COLLINS & GOULD